



FOR SALE

£280,000

77 Chasewater Avenue, Baffins,
Portsmouth, PO3 6JB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This beautifully presented three-bedroom, terrace property, situated in the popular Baffins area, is conveniently positioned close to local amenities and could make for a fantastic first-time purchase or family home. Stylish and thoughtfully presented throughout, the property offers bright, spacious and versatile accommodation. Upon entering, you're welcomed into an elegant living room, beautifully lit by a large bay window that creates a warm and inviting atmosphere. This flows seamlessly through to a second reception room, perfectly suited as a formal dining room, home office or additional family space. Continuing through the home, there is a convenient downstairs W.C. and an impressive modern fitted kitchen, tastefully designed whilst retaining its charming original stained-glass windows, adding a wonderful touch of character. The kitchen opens into a spacious rear conservatory, providing a fantastic additional reception room that could be used as a family room, breakfast area or entertaining space. Sliding doors lead out onto the well-maintained, enclosed rear garden, measuring approximately 32ft in length, offering plenty of space to relax, entertain or enjoy the warmer months. The first floor comprises a stunning contemporary family bathroom suite and three well-proportioned bedrooms, all beautifully presented and filled with natural light. Combining modern finishes with charming original features, this is a wonderful opportunity to acquire a spacious home in one of Baffins' most popular residential locations. Given all that's on offer, we highly recommend an internal viewing to fully appreciate everything this superb home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

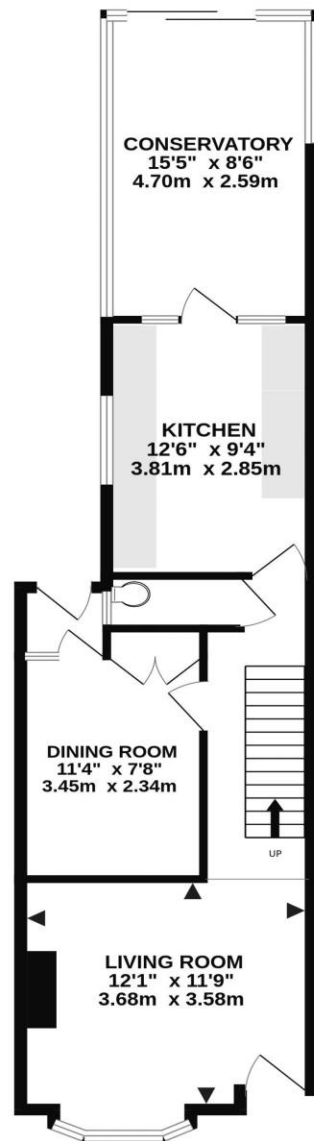


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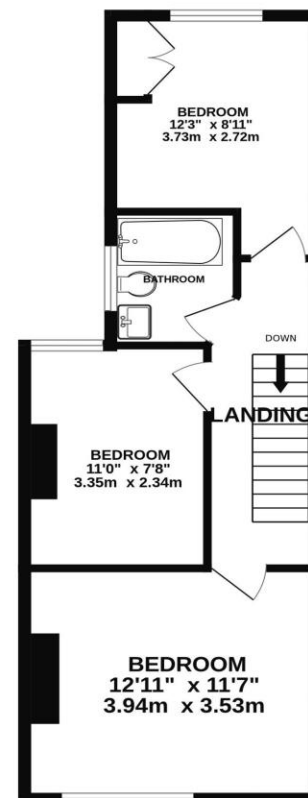




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Valid until 16.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.